

098.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

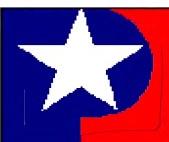
940,200 / 940,200

USE VALUE:

940,200 / 940,200

ASSESSED:

940,200 / 940,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
81		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALESSE STEPHEN/KATHRYN
Owner 2:	
Owner 3:	

Street 1: 81 WINCHESTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PARKES GARY/SUSAN -

Owner 2: -

Street 1: 81 WINCHESTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2149 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8408		Sq. Ft.	Site		0	70.	0.80	4									470,565						470,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8408.000	464,900	4,700	470,600	940,200		63745
							GIS Ref
							GIS Ref
							Insp Date
							11/02/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
		098.0-0003-0006.0		Prior Id # 1: 63745						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	464,900	4700	8,408.	470,600	940,200		Year end	12/23/2021
2021	101	FV	451,300	4700	8,408.	470,600	926,600		Year End Roll	12/10/2020
2020	101	FV	451,400	4700	8,408.	470,600	926,700	926,700	Year End Roll	12/18/2019
2019	101	FV	340,800	4700	8,408.	470,600	816,100	816,100	Year End Roll	1/3/2019
2018	101	FV	340,800	4700	8,408.	403,300	748,800	748,800	Year End Roll	12/20/2017
2017	101	FV	340,800	4700	8,408.	376,500	722,000	722,000	Year End Roll	1/3/2017
2016	101	FV	340,800	4700	8,408.	322,700	668,200	668,200	Year End	1/4/2016
2015	101	FV	332,700	4700	8,408.	289,100	626,500	626,500	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKES GARY/SUS	47677-337		6/22/2006		615,000	No	No		
RAMEY MARITA TR	33751-26		10/1/2001		477,500	No	No		
KEELER RUSSELL/	26030-375		2/6/1996		99	No	No	F	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/18/2003	1070	Redo Bat	10,000			G6	GR FY06	REMOD 1 BATH & BLD	11/2/2018	MEAS&NOTICE	BS	Barbara S											
2/7/2002	67	Redo Kit	27,000	C				REMODEL KITCHEN-2	2/18/2009	Meas/Inspect	163	PATRIOT											
									12/9/2006	MLS	HC	Helen Chinal											
									6/1/2005	Permit Visit	BR	B Rossignol											
									1/17/2002	MLS	MM	Mary M											
									1/12/2000	Inspected	276	PATRIOT											
									11/9/1999	Mailer Sent													
									10/19/1999	Measured	264	PATRIOT											
									8/30/1991		JK												
										Sign:	VERIFICATION OF VISIT NOT DATA												

